

FOR SALE

3404 Guadalupe St., Austin, TX 78705



LINDA ASAF

M: 512-619-3303

E: linda@swsg.com

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STRATEGIES
GROUP

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PROPERTY DATA

Price:	Price not disclosed
Square Footage:	BLDG: 2,615 BALCONY: 361 TOTAL: 2,976
Lot:	0.26 Acres
Submarket:	Central
Zoning:	CS - General Commercial Services
Year Built:	1909
RSF (estimated):	2,615 SF
Address:	3404 Guadalupe St.
Parking:	5.4:1,000

PROPERTY HIGHLIGHTS

Suitable for general retail, restaurant, hair salon, art gallery, medical office, professional office and other commercial uses.

- Beautiful Arts and Crafts House built in 1909:
 - Three large rooms on the first floor + kitchen
 - Four rooms on second floor
 - Two bathrooms
- Private parking lot with 14 spaces
- Large outdoor L-shaped balcony on second floor
- Two fireplaces and unique architectural features
- Large lot with rear service drive
- Guadalupe Great Streets Master Plan : Project Connect

AREA HIGHLIGHTS

- Great central location near UT and quick/easy access to downtown as well as most areas of Austin
- Walker's Paradise
- Good Transit

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FLOORPLAN

FLOOR 1



FLOOR 2

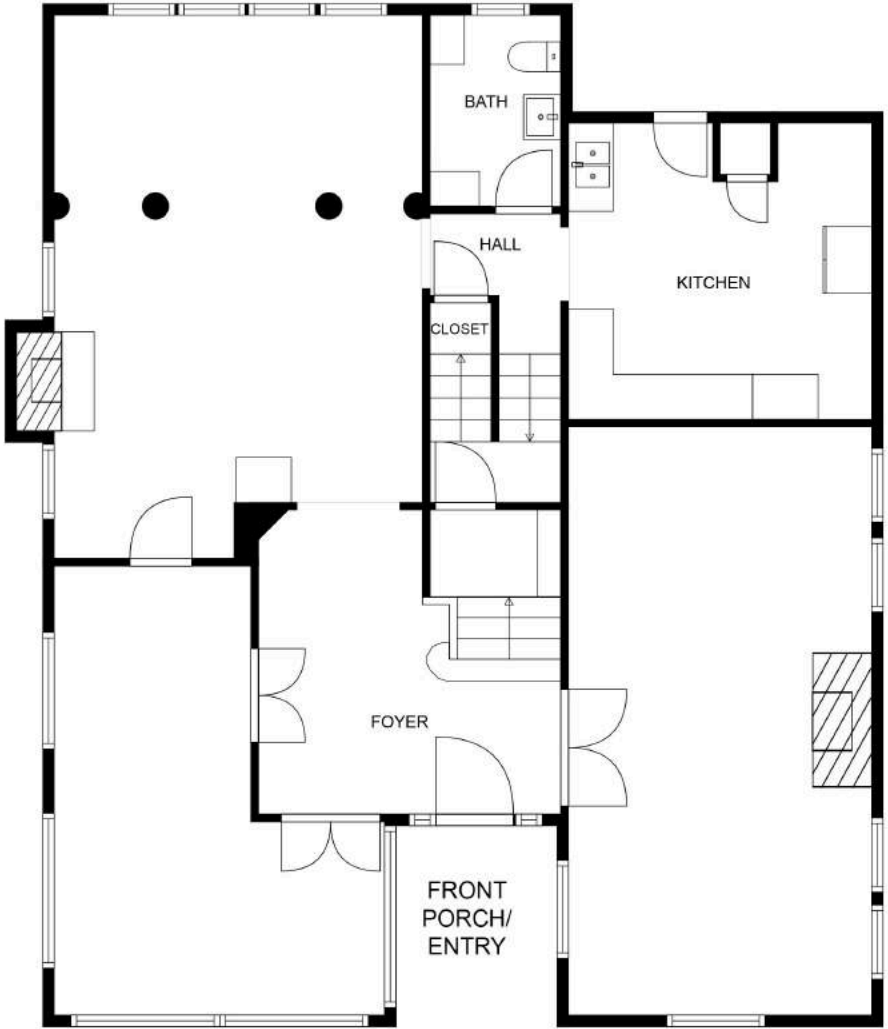


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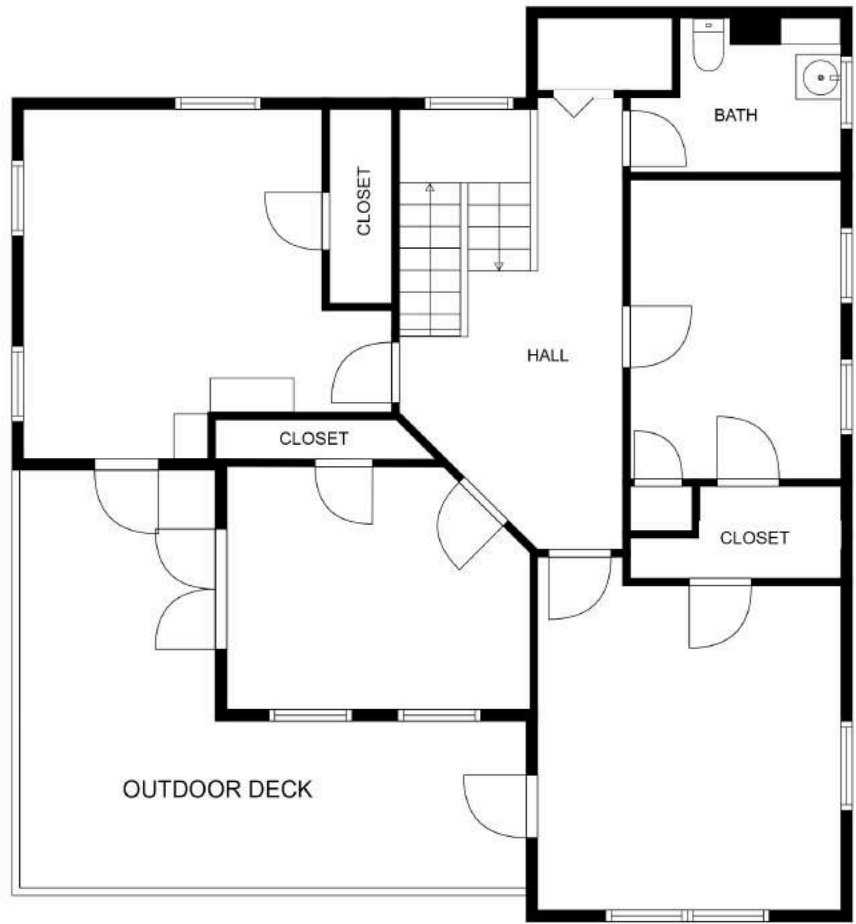
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FLOORPLAN



FLOOR 1

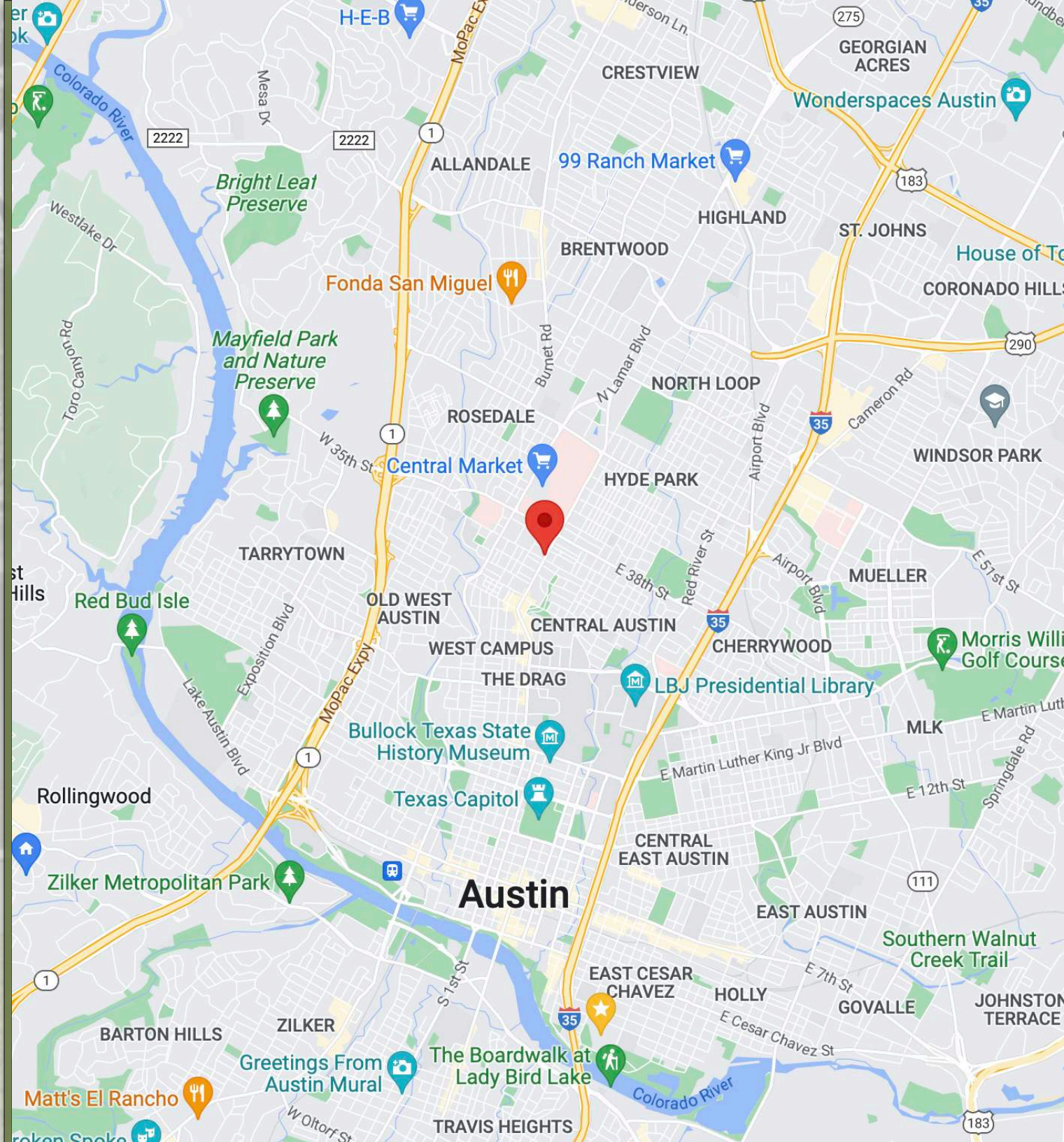


FLOOR 2

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INFORMATION ABOUT BROKERAGE SERVICES



LINDA ASAF

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Southwest Strategies Group	619464	linda@swsg.com	512-458-8153/205
Broker Firm Name	License No.	Email	Phone
Danny Roth	219120	danny@swsg.com	512-458-8153/201
Designated Broker of Firm	License No.	Email	Phone
Danny Roth	219120	danny@swsg.com	512-458-8153/201
Licensed Supervisor of Agent/Associate	License No.	Email	Phone
John Rosato	425902	john@swsg.com	512-458-8153/202
Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



EMAIL . WEB

linda@swsg.com

www.swsg.com



CONTACT

M: (512) 619-3303



SOUTHWEST
STRATEGIES GROUP

222 West Avenue, Suite 200

Austin . Texas 78701